

COLUMBIA COUNTY SHERIFF'S OFFICE  
SHERIFF'S REAL ESTATE FINAL COST SHEET

ATLANTIC LLC

VS. WENDY & ROBERT POLLOCK

NO. 34-2020 ED

NO. 30-2020 JD

DATE/TIME OF SALE: FEBRUARY 24, 2021 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ 2685.45

POUNDAGE -- 2% OF BID \$ 53.71

TRANSFER TAX -- 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2739.16

PURCHASER(S): Attorney Brian Kelley for Plaintiff

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): \_\_\_\_\_

TOTAL DUE: \$ 2739.16

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 1389.16

# COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 245252	Invoice Date: 04/07/2021 4:20:53 PM	RECEIPT	Reg/Drw ID: 0102
Customer:	Last Change:	Receipt By: MAIL	By: HAS
SHERIFF OFFICE			

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	202103344	BERWICK BORO
	Grantor - POLLICK, WENDY		04/07/21 4:20:57 PM	
	Grantee - LYCASTE LLC			
	Consideration -	\$27,398.16		
	Tax Basis -	\$0.00		
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF DEED			
	<b>TOTAL CHARGES</b>	\$71.75		
	<b>PAYMENTS</b>			
	CHECK: 8978 - SHERIFF OFFICE	\$71.75		
	<b>TOTAL PAYMENTS</b>	\$71.75		
	<b>AMOUNT DUE</b>	\$71.75		
	<b>PAYMENT ON INVOICE</b>	(\$71.75)		
	<b>BALANCE DUE ON INVOICE</b>	\$0.00		

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
ATLANTICA LLC

vs.

**Defendant**  
WENDY POLLOCK  
ROBERT POLLOCK

**Attorney for the Plaintiff:**  
KML LAW GROUP, P.C.  
701 MARKET STREET  
PHILADELPHIA, PA 19106

**Sheriff's Sale Date:** Wednesday, February 24, 2021

**Writ of Execution No. :** 2020CV30

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 1613 2ND AVENUE, BERWICK, PA 18603

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$66.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,536.20
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$240.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$8.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$272.00
Continued or Cancelled Sale	\$10.00
Continued or Cancelled Sale	\$10.00

**Total Sheriff Costs** \$2,613.70

## Distribution Costs

Recording Fees	\$71.75
<b>Total Distribution Costs</b>	<b>\$71.75</b>

**Grand Total:** \$2,685.45

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

**COLUMBIA COUNTY SHERIFF'S OFFICE**  
SHERIFF'S REAL ESTATE FINAL COST SHEET

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PURCHASER(S): Atty Brian Kelley for Plaintiff

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): \_\_\_\_\_

TOTAL DUE: \$ 2739.16

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 1389.16

**KML LAW GROUP, P.C.**  
Suite 5000 BNY Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
[www.kmlawgroup.com](http://www.kmlawgroup.com)

February 25, 2021

SHERIFF OF COLUMBIA COUNTY  
Real Estate Division  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815

RE: LYCASTE, LLC vs. WENDY POLLICK  
**Sale Book/Writ No.:** /  
Docket Number: 2020-CV-30  
Sale Date: 02/24/2021  
Property Address: 1613 2nd Avenue Berwick, PA 18603

To the Sheriff:

Enclosed are Transfer Tax Affidavits and an Assignment of Bid with regard to the above-captioned matter.  
Please deed the property to:

**LYCASTE, LLC**  
2003 Western Avenue, Suite 340  
Seattle, WA 98121

If funds are required to settle with the Sheriff and they are not enclosed, please email the cost sheet to our post sale department at [postsale@kmlawgroup.com](mailto:postsale@kmlawgroup.com) or fax to: 1-267-515-5608. Please notify our office when the deed is recorded.

**KML LAW GROUP, P.C.**  
Blair Thompson, Legal Assistant  
Post Sale Department  
215-825-6472 (phone)  
267-515-5608 (fax)  
[bthompson@kmlawgroup.com](mailto:bthompson@kmlawgroup.com)

Enclosed: (if applicable)

Sheriff's Costs Sheet showing Balance Due of \$ \_\_\_\_\_

KML Check Number \_\_\_\_\_

Settlement Amount(s) \$ \_\_\_\_\_

Loan Type CONVENTIONAL

KML #187375FC

**REV-183**

BUREAU OF INDIVIDUAL TAXES  
PO BOX 280603  
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**  
COMPLETE EACH SECTION

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

**SECTION I TRANSFER DATA**

Date of Acceptance of Document  
02/25/2020

Grantor(s)/Lessor(s)  
SHERIFF OF COLUMBIA COUNTY

Telephone Number  
(570) 389-5622

Grantee(s)/Lessee(s)  
LYCASTE, LLC

Telephone Number  
(215) 627-1322

Mailing Address  
PO Box 380

Mailing Address  
2003 Western Avenue, Suite 340

City  
Bloomsburg

State  
PA

ZIP Code  
17815

City  
Seattle

State  
WA

ZIP Code  
98121

**SECTION II REAL ESTATE LOCATION**

Street Address  
1613 2nd Avenue

City, Township, Borough  
BOROUGH OF BERWICK

County  
Columbia

School District  
BERWICK AREA

Tax Parcel Number  
04D06 04700

**SECTION III VALUATION DATA**

Was transaction part of an assignment or relocation? ☐ YES ☒ NO

1. Actual Cash Consideration  
2,685.45

2. Other Consideration  
+ 0.00

3. Total Consideration  
= 2,685.45

4. County Assessed Value  
17,193.00

5. Common Level Ratio Factor  
x 4.76

6. Computed Value  
= 81,838.68

**SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.**

1a. Amount of Exemption Claimed  
\$ 81,838.68

1b. Percentage of Grantor's Interest in Real Estate  
100 %

1c. Percentage of Grantor's Interest Conveyed  
100 %

2. Fill in the Appropriate Oval Below for Exemption Claimed.

- ☐ Will or intestate succession. \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

**SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:**

Name  
KML Law Group, P.C.

Telephone Number  
(215) 627-1322

Mailing Address  
701 Market Street, Suite 5000 BNY Independence Center

City  
Philadelphia

State  
PA

ZIP Code  
19106

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

*Muli Korman*

Date  
3-1-21

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



1830019105

1830019105

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



Plaintiff  
ATLANTICA LLC

vs.

Defendant  
WENDY POLLICK  
ROBERT POLLICK

Attorney for the Plaintiff:  
KML LAW GROUP, P.C.  
701 MARKET STREET  
PHILADELPHIA, PA 19106

Sheriff's Sale Date: Wednesday, February 24, 2021

Writ of Execution No. : 2020CV30

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Location of the real estate: 1613 2ND AVENUE, BERWICK, PA 18603

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Notary Fee		\$10.00
Tax Claim Search		\$5.00
Surcharge		\$272.00
Continued or Cancelled Sale	Postponed to: 1/27/2021	\$10.00
Continued or Cancelled Sale	Postponed to: 2/24/2021	\$10.00

**Total Sheriff Costs** **\$2,613.70**

## Distribution Costs

Recording Fees **\$71.75**

**Total Distribution Costs** **\$71.75**

---

**Grand Total:** **\$2,685.45**

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

**KML Law Group, P.C.**  
SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
ATTORNEY FOR PLAINTIFF

**ATLANTICA, LLC**  
9990 Richmond Avenue, Suite 400  
Houston, TX 77042

Plaintiff

vs.

**WENDY POLLICK**  
Mortgagor(s) and Record Owner(s)  
1613 2nd Avenue, Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2020-CV-30

**SALE NO.**

**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

The Sheriff's Sale scheduled for January 27, 2021 at 9:00 AM in the above matter has been continued until **February 24, 2021 at 9:00 AM.**

Date: 1/26/2021

Respectfully submitted,

By: 

**KML LAW GROUP, P.C.**

☐ Michael McKeever Pa. ID 56129  
☐ Lisa Lee Pa. ID 78020  
☐ Rebecca A. Solarz Pa. ID 315936  
☐ Nora C. Viggiano Pa. ID 320864  
☐ Kevin G. McDonald Pa. ID 203783  
☒ Brooke R. Waisbord Pa. ID 326432  
**Attorneys for Plaintiff**





**KML LAW GROUP, P.C.**  
SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
ATTORNEY FOR PLAINTIFF

**ATLANTICA, LLC**

Plaintiff

vs.

**WENDY POLLICK**

Mortgagor(s) and Record Owner(s)

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2020-CV-30

**SALE NO.**

**CERTIFICATE OF FILING AND SERVICE**

The undersigned employee of KML Law Group, P.C., counsel for plaintiff, hereby certifies that the attached Notice of the Date of Continued Sheriff's Sale was sent for filing with the Court, and was served on the following parties by regular mail on the date listed below.

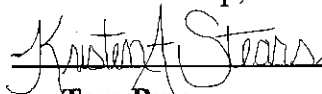
WENDY POLLICK, Defendant  
1173 Ferris Avenue, Berwick, PA 18603

SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office, PO Box 380, Bloomsburg, PA 17815  
(via facsimile or e-mail)

PROTHONOTARY OF COLUMBIA COUNTY  
Prothonotary of Columbia County, PO Box 380,  
Bloomsburg, PA 17815  
(via e-filing, if applicable)

Date: January 26, 2021

KML Law Group, P.C.



Tara Busa

☒ **Kristen Stears**  
Legal Assistant



**KML Law Group, P.C.**  
SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
ATTORNEY FOR PLAINTIFF

**ATLANTICA, LLC**  
9990 Richmond Avenue, Suite 400  
Houston, TX 77042

Plaintiff

vs.

**WENDY POLLICK**  
Mortgagor(s) and Record Owner(s)  
1613 2nd Avenue, Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2020-CV-30

**CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA CASE RECORDS  
PUBLIC ACCESS POLICY, SECTION 7.0 CONFIDENTIAL INFORMATION**

Plaintiff, by counsel, hereby certifies that this filing complies with the provisions of the Case Records Public Access Policy of the Unified Judicial System of Pennsylvania that require filing confidential information and documents differently than non-confidential information and documents and that confidential information and documents have been redacted in accordance with controlling privacy statutes and that confidential information is not required by law, ordered by the court or is not otherwise necessary to effect the disposition of this matter.

By: 

**KML LAW GROUP, P.C.**

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Kevin G. McDonald Pa. ID 203783

☒ Brooke R. Waisbord Pa. ID 326432

**Attorneys for Plaintiff**



**KML Law Group, P.C.**

SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322

ATTORNEY FOR PLAINTIFF

**ATLANTICA, LLC**

9990 Richmond Avenue, Suite 400  
Houston, TX 77042

Plaintiff

vs.

**WENDY POLLICK**

Mortgagor(s) and Record Owner(s)  
1613 2nd Avenue, Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2020-CV-30

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Date: 1/26/2021

Respectfully submitted,



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Kevin G. McDonald Pa. ID 203783

x Brooke R. Waisbord Pa. ID 326432

**Attorneys for Plaintiff**

**KML LAW GROUP, P.C.**  
SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
ATTORNEY FOR PLAINTIFF  
**ATLANTICA, LLC**

Plaintiff

vs.

**WENDY POLLICK**  
Mortgagor(s) and Record Owner(s)

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2020-CV-30

SALE NO.

**CERTIFICATE OF FILING AND SERVICE**

The undersigned employee of KML Law Group, P.C., counsel for plaintiff, hereby certifies that the attached Notice of the Date of Continued Sheriff's Sale was sent for filing with the Court, and was served on the following parties by regular mail on the date listed below.

WENDY POLLICK, Defendant  
1173 Ferris Avenue, Berwick, PA 18603

SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office, PO Box 380, Bloomsburg, PA 17815  
(via facsimile or e-mail)

PROTHONOTARY OF COLUMBIA COUNTY  
Prothonotary of Columbia County, PO Box 380,  
Bloomsburg, PA 17815  
(via e-filing, if applicable)

Date: January 26, 2021

KML Law Group, P.C.

  
Tara Busa

☒ Kristen Stears  
Legal Assistant

KML Law Group, P.C.  
SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
ATTORNEY FOR PLAINTIFF

ATLANTICA, LLC  
9990 Richmond Avenue, Suite 400  
Houston, TX 77042

Plaintiff

vs.

WENDY POLLICK  
Mortgagor(s) and Record Owner(s)  
1613 2nd Avenue, Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2020-CV-30

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By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Kevin G. McDonald Pa. ID 203783

x Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

**KML LAW GROUP, P.C.**

ATTORNEYS AT LAW

SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106  
WWW.KMLLAWGROUP.COM

(215) 627-1322  
FAX (215) 825-6456  
PASALES@KMLLAWGROUP.COM

January 25, 2021

SHERIFF OF COLUMBIA COUNTY  
FAX: 570-389-5625

RE: ATLANTICA, LLC  
vs.  
WENDY POLLICK  
No. 2020-CV-30  
KML File#: 187375FC

**Property Address: 1613 2nd Avenue, Berwick, PA 18603**  
**Sheriff's Sale Date: January 27, 2021**  
**Sale No.**

To the Sheriff:

Kindly postpone the above-captioned Sheriff's Sale scheduled for January 27, 2021  
to February 24, 2021.

Thank you for your cooperation in this matter.

By: **KML LAW GROUP, P.C.**  
Sheriff's Sale Department  
Tara Busa – Supervisor  
(215) 825-6379  
PASALES@KMLLAWGROUP.COM

cc:  
WENDY POLLICK - 1173 Ferris Avenue, Berwick, PA 18603

**Sale No.**

**KML LAW GROUP, P.C.**

ATTORNEYS AT LAW

SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106  
[WWW.KMLLAWGROUP.COM](http://WWW.KMLLAWGROUP.COM)

(215) 627-1322  
FAX (215) 825-6456  
[PASALES@KMLLAWGROUP.COM](mailto:PASALES@KMLLAWGROUP.COM)

November 3, 2020

SHERIFF OF COLUMBIA COUNTY  
FAX: 570-389-5625

RE: ATLANTICA, LLC  
vs.  
WENDY POLLICK  
No. 2020-CV-30  
KML File#: 187375FC

**Property Address: 1613 2nd Avenue, Berwick, PA 18603**  
**Sheriff's Sale Date: November 04, 2020**  
**Sale No.**

To the Sheriff:

Kindly postpone the above-captioned Sheriff's Sale scheduled for November 04, 2020  
to January 27, 2021.

Thank you for your cooperation in this matter.

By: **KML LAW GROUP, P.C.**  
Sheriff's Sale Department  
Tara Busa – Supervisor  
(215) 825-6379  
[PASALES@KMLLAWGROUP.COM](mailto:PASALES@KMLLAWGROUP.COM)

Attorney Contact: Kevin G. McDonald, Esquire, (215) 825-6311, [kmcdonald@kmlawgroup.com](mailto:kmcdonald@kmlawgroup.com)

cc:  
WENDY POLLICK - 1173 Ferris Avenue, Berwick, PA 18603

# SHERIFF'S SALE COST SHEET

30-2020  
34-2020 ED

VS.  
NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>240.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>66.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>8.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>520.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1536.20</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1786.20</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>71.75</u>	
TOTAL *****		\$ <u>81.75</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>170.00</u>	
MISC. _____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2563.45



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

**ATLANTICA, LLC**

9990 Richmond Avenue, Suite 400  
Houston, TX 77042

Plaintiff

vs.

**WENDY POLLICK**

Mortgagor(s) and Record Owner(s)  
1613 2nd Avenue  
Berwick, PA 18603

Defendant(s)

CIVIL DIVISION

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

**No.:** 2020-CV-30 / 2020-ED-34

**DOCUMENT: AFFIDAVIT PURSUANT  
TO RULE 3129.1**

**FILED ON BEHALF OF:**  
ATLANTICA, LLC

**ATTORNEY FOR PLAINTIFF:**

KML Law Group, P.C.  
Suite 5000  
701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322  
Firm State I.D. #23-217969  
[3129@kmlawgroup.com](mailto:3129@kmlawgroup.com)



KML LAW GROUP, P.C.  
SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
[3129@kmlawgroup.com](mailto:3129@kmlawgroup.com)  
ATTORNEY FOR PLAINTIFF

187375FC  
Sale Date: 11/04/2020  
\$80,909.16

ATLANTICA, LLC

Plaintiff

vs.

WENDY POLLICK

Mortgagor(s) and Record Owner(s)

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2020-CV-30 / 2020-ED-34

**CERTIFICATE OF SERVICE PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)**

The undersigned employee of KML Law Group, P.C., counsel for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- ☒ (X) Personal Service by the Sheriff's Office/competent adult. Copy of return attached.
- ☐ ( ) Certified mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- ☐ ( ) Ordinary mail by KML Law Group, P.C. to Attorney for Defendant(s) of record. Proof of mailing is attached (Pa. R.C.P. 440(a)(1)(i)).
- ☐ ( ) Acknowledgment of Sheriff's Sale by Attorney for Defendant(s). Proof of acknowledgment attached.

**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

- ☐ ( ) Premises was posted by Sheriff's Office/competent adult. Copy of return attached.
- ☐ ( ) Certified Mail & ordinary mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- ☐ ( ) Published in accordance with court order. Copy of publication attached.

Service of the Notice of Sale on the lien holders or parties in interest in the attached Affidavit under Pa. R. C. 3129.1, et. seq. has been made by ordinary mail with proof of mailing. KML Law Group, P.C. utilizes a mail process that provides mailing in bulk for various matters over many pages. The first page and last page contain the USPS's postmark. As set forth in the Affidavit, the firm certifies that the notice of sale mail was mailed to the listed lienholders and parties in interest on this date noted on the postmark. The proof of mailing has been redacted to exclude names and addresses of other mail unrelated to this matter.

The undersigned understands that the statements herein are subject to the penalties provided by 18 Pa. C.S.A. Section 4904.

DATED: 10/29/2020

KML Law Group, P.C.

  X   Winter Dunn  
\_\_\_\_\_  
Jacqueline McCoy  
Legal Assistant



5908487

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



ATLANTICA LLC  
vs.  
WENDY POLLOCK (et al.)

Case Number  
2020CV30

## SHERIFF'S RETURN OF SERVICE

10/05/2020 02:32 PM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SHERIFF SALE BY HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE DANE WAHO BOY FRIEND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR WENDY POLLOCK AT 1173 FERRIS AVENUE, BERWICK, PA 18603.

  
MICHAEL TKACH, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 05, 2020



Plaintiff Attorney: KML LAW GROUP P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106

KML Law Group, PC  
701 Market St, Suite 5000  
Philadelphia, PA 19106

PS form 3665  
Type of Mailing:  
CERTIFICATE OF MAILING  
September 18, 2020



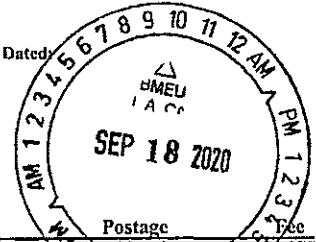
List Number of Pieces  
Listed by Sender

70

Total Number of Pieces  
Received at Post office

Postmaster  
Name of receiving employee

Dated:



Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
4	559760	2356078522	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. PO Box 20261 4318 Miller Road Flint, MI 48501-2026	\$0.650	\$0.43
13	559762	2356078531	PA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE P.O. BOX 281230 HARRISBURG, PA 17128-1230	\$0.650	\$0.43
14	559764	2356078532	TENANTS/OCCUPANTS 1613 2nd Avenue Berwick, PA 18603	\$0.650	\$0.43
15	559761	2356078533	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675	\$0.650	\$0.43



KML Law Group, PC  
701 Market St, Suite 5000  
Philadelphia, PA 19106

PS form 3665  
Type of Mailing:  
CERTIFICATE OF MAILING  
September 18, 2020



Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
27	559758	2356078545	EQUITY ONE, INC. DBA POPULAR FINANCIAL SERVICES 301 Lippincott Drive Marlton, NJ 08053	\$0.650	\$0.43
35	559755	2356078553	CITIBANK, N.A. 701 East 60th Street North Sioux Falls, SD 57117	\$0.650	\$0.43
36		2356078554	CITIBANK, N.A. c/o Trenton A. Farmer, Esquire 1060 Andrew Drive, Suite 170 West Chester, PA 19380	\$0.650	\$0.43



\*1234169\*



PS form 3665  
Type of Mailing:  
**CERTIFICATE OF MAILING**  
September 18, 2020

[illegible]

**KML Law Group, P.C.**  
SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
[3129@kmlawgroup.com](mailto:3129@kmlawgroup.com)

ATTORNEY FOR PLAINTIFF

**ATLANTICA, LLC**  
9990 Richmond Avenue, Suite 400  
Houston, TX 77042

Plaintiff

vs.

**WENDY POLLICK**  
Mortgagor(s) and Record Owner(s)  
1613 2nd Avenue  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2020-CV-30 / 2020-ED-34

**AFFIDAVIT PURSUANT TO RULE 3129**

ATLANTICA, LLC, Plaintiff in the above captioned action, by and through an authorized employee of its attorneys, KML Law Group, P.C., and based on information available in the public record as of the date the praecipe for the writ of execution was filed, sets forth the following information concerning the real property located at:

1613 2nd Avenue  
Berwick, PA 18603

1. Name and address of Owner(s) or Reputed Owner(s):

WENDY POLLICK  
1173 Ferris Avenue  
Berwick, PA 18603

2. Name and address of Defendant(s) in the judgment:

WENDY POLLICK  
1173 Ferris Avenue  
Berwick, PA 18603

3. Name and last known address of every judgment creditor whose judgment is or may be a record lien on the Property to be sold:

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
PO Box 380  
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

PA DEPARTMENT OF REVENUE  
BUREAU OF COMPLIANCE  
P.O. BOX 281230  
HARRISBURG, PA 17128-1230

PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY  
651 Boas Street  
Harrisburg, PA 17121





CITIBANK, N.A.  
701 East 60th Street North  
Sioux Falls, SD 57117

CITIBANK, N.A.  
c/o Trenton A. Farmer, Esquire  
1060 Andrew Drive, Suite 170  
West Chester, PA 19380

4. Name and address of the last recorded holder of every mortgage of record:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC  
3300 SW 34TH AVENUE  
SUITE 101  
OCALA, FL 34474

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
PO Box 20261  
4318 Miller Road  
Flint, MI 48501-2026

EQUITY ONE, INC. DBA POPULAR FINANCIAL SERVICES  
301 Lippincott Drive  
Marlton, NJ 08053

5. Name and address of every other person who has or may have any record interest in or record lien on the Property and whose interest may be affected by the sale:

6. Name and address of every other person of whom the plaintiff has knowledge who has or may have any record interest in the Property which may be affected by the sale.

7. Name and address of every other person of whom the plaintiff has knowledge who does or may have an interest in the Property which may be affected by the sale.

TENANTS/OCCUPANTS  
1613 2nd Avenue  
Berwick, PA 18603

I verify that the statements made in this affidavit are true and correct to the best of my information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

DATED: 10/29/2020

KML Law Group, P.C.

X Winter Dunn  
\_\_\_\_\_  
Jacqueline McCoy  
Legal Assistant

For inquiries, please contact:

Cheryl Dilchus  
Direct (215) 825-6349  
[cdilchus@kmlawgroup.com](mailto:cdilchus@kmlawgroup.com)



Proof of mailing, email: [PostSale@kmlawgroup.com](mailto:PostSale@kmlawgroup.com)

**KML LAW GROUP, P.C.**  
SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
ATTORNEY FOR PLAINTIFF

**ATLANTICA, LLC**  
9990 Richmond Avenue, Suite 400  
Houston, TX 77042

Plaintiff

vs.

**WENDY POLLICK**  
Mortgagor(s) and Record Owner(s)  
1613 2nd Avenue  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2020-CV-30 / 2020-ED-34

**CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA CASE RECORDS  
PUBLIC ACCESS POLICY, SECTION 7.0 CONFIDENTIAL INFORMATION**

Plaintiff, by counsel, hereby certifies that this filing complies with the provisions of the Case Records Public Access Policy of the Unified Judicial System of Pennsylvania that require filing confidential information and documents differently than non-confidential information and documents and that confidential information and documents have been redacted in accordance with controlling privacy statutes and that confidential information is not required by law, ordered by the court or is not otherwise necessary to effect the disposition of this matter.

By: 

**KML LAW GROUP, P.C.**

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Kevin G. McDonald Pa. ID 203783

☒ Brooke R. Waisbord Pa. ID 326432

**Attorneys for Plaintiff**



**KML LAW GROUP, P.C.**

ATTORNEYS AT LAW  
SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA. 19106  
[WWW.KMLLAWGROUP.COM](http://WWW.KMLLAWGROUP.COM)

Notice to the Court regarding use of a Digital Signature during Pennsylvania's State of Emergency  
March, 2020

As a result of the State of Emergency declared in the Commonwealth of Pennsylvania due to Covid-19, KML Law Group, PC has instituted a strict remote work policy under KML's Business Continuity Plan.

As such, given that "blue ink" or "wet" signatures may not always be a readily available option for all of our remote employees, KML is utilizing facsimile signatures or the use of the signature convention of /s/ or other form of digital signatures or a PDF generated signature ("Digital Signature") as to the filing of legal papers or pleadings or both.

The undersigned certifies that all such Digital Signatures are submitted to the Court under and subject to Pa. Rule 1023 and are permitted under Rule 203.4 et seq. Any such Digital Signature was affixed to the legal papers or pleading by the person authorized to do so.

Michael McKeever, esquire  
PA. ID Number: 56129  
KML Law Group, PC  
Suite 5000  
701 Market Street  
Philadelphia, Pa. 19106  
[mmckeever@kmlawgroup.com](mailto:mmckeever@kmlawgroup.com)  
610-662-4798



**IN THE SUPREME COURT OF PENNSYLVANIA  
WESTERN DISTRICT**

IN RE: GENERAL STATEWIDE JUDICIAL EMERGENCY : No. 531 Judicial Administration Docket  
: :  
: :

**ORDER**

**PER CURIAM**

**AND NOW**, this 16th day of March, 2020, pursuant to Rule of Judicial Administration 1952(A), this Court DECLARES a general, statewide judicial emergency until April 14, 2020, on account of COVID-19. The Court deems it necessary for the Pennsylvania Judiciary to consider -- on a district-by-district basis -- the appropriate measures to be taken to safeguard the health and safety of court personnel, court users, and members of the public.

1. Accordingly, President Judges are AUTHORIZED to declare judicial emergencies in their judicial districts through April 14, 2020, or for part of that period, should they deem it appropriate for the protection of the health and safety of court personnel, court users, and others. Local declarations shall be transmitted to the State Court Administrator on a form substantially similar to the attached. The declarations shall become effective immediately upon the State Court Administrator's transmittal to the Supreme Court Prothonotary and upon sufficient publication arranged by the President Judge. To constitute sufficient publication, the President Judge shall ensure that the declaration is:



- A. Posted on the entry doors of the county courthouse of the judicial district and of all magisterial district courts within the judicial district;
- B. Posted on the judicial district's website; and
- C. Transmitted via e-mail to the local county bar association or associations, with the request that such associations promptly forward the notice to all members.

2. Upon the declaration of a judicial emergency in a particular judicial district, the President Judge SHALL HAVE THE AUTHORITY:

- A. To suspend time calculations for the purposes of time computation relevant to court cases or other judicial business, as well as time deadlines, subject to constitutional restrictions;
- B. To authorize additional uses of advanced communication technology to conduct court proceedings, subject to constitutional restrictions; and
- C. To take any action permitted pursuant to Rule of Judicial Administration 1952(B)(2).

3. With reference to paragraph 2(A), the President Judge specifically SHALL HAVE THE AUTHORITY to suspend the operation of Rule of Criminal Procedure 600 within a judicial district. Such suspension shall be immediately effective if a statement of intention to implement a suspension is included in the declaration of a local judicial emergency. The purport of the suspension will be that the time period of the local judicial emergency (or a shorter time period if specified) shall be excluded from the time



computation under Rule of Criminal Procedure 600(C). Nothing in this Order or its local implementation shall affect a criminal defendant's right to a speedy trial under the United States and Pennsylvania Constitutions, albeit that the circumstances giving rise to this Order and the suspension may be relevant to the constitutional analysis.

4. Within 24 hours of taking any action as authorized in Paragraph 2 of this order, the President Judge shall, to the extent practicable, provide notice of the action in the manner specified in Paragraph 1(A)-(C) of this order.

5. President Judges in judicial districts operating under a declaration of judicial emergency are to comply with the obligations under Rule of Judicial Administration 1952(B)(3), (B)(5), and any other pertinent provision, where implicated.

6. President Judges in judicial districts operating under a declaration of judicial emergency shall arrange for the provision of essential judicial services, including, by way of example, arraignments and bail establishment hearings, protection from abuse act proceedings, where absent such proceedings there would be a threat of domestic violence, and/or injunction proceedings, where absent such proceedings there would be the threat of irreparable harm.

7. To the extent a President Judge seeks the temporary suspension or modification of statewide court rules as applied to any case or cases in the judicial district, beyond that already permitted under this order, see Pa.R.J.A. 1952(B)(2)(m), the President Judge is to submit an application to such effect to the Supreme Court Prothonotary, with submissions being directed to the district office of the Prothonotary applicable to the President Judge's judicial district. Such applications shall specifically identify the rule or rules at issue and provide justification for the request. To the extent



practicable under the circumstances, notice of the request for suspension or modification of statewide court rules shall be provided in accordance with Paragraph 1(A)-(C) of this order, as well as Rule of Judicial Administration 1952(C)(5).

8. In judicial districts that operate under a declaration of judicial emergency, the President Judge shall provide notice in accordance with Paragraph 1(A)-(C), and to the State Court Administrator, when normal court operations are resumed. This notification shall be provided within 24 hours of the resumption of normal court operations.



IN THE SUPREME COURT OF PENNSYLVANIA  
XXXXXX DISTRICT

IN RE: \_\_\_\_ JUDICIAL DISTRICT -- : No. \_\_\_\_ \_M 2020  
DECLARATION OF JUDICIAL :  
EMERGENCY :

DECLARATION

Per the Supreme Court's Order dated March 16, 2020, I declare a judicial  
emergency in the \_\_\_\_ Judicial District for the following period: \_\_\_\_\_ to  
\_\_\_\_\_.

[OPTIONAL: The operation of Rule of Criminal Procedure 600 shall be  
suspended in the \_\_\_\_ Judicial District during the period of the local judicial emergency  
(or for a shorter period if specified)].

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_





STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

James T Micklow being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said , Town, County and State since that day and on the attached notice, published on dates listed below, and that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Ad Text: POLLOCK, WENDY SHERIFF SALE

Date(s) Published: 10/14/2020, 10/21/2020, 10/28/2020

**SHERIFF'S SALE**  
BY VIRTUE OF A WRIT OF EXECUTION (MORTGAGE FORECLOSURE)  
NO. 2020CV030  
ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA AND TO ME  
DIRECTED, I WILL EXPOSE THE FOLLOWING DESCRIBED PROPERTY AT PUBLIC SALE AT THE COLUMBIA  
COUNTY COURTHOUSE IN THE TOWN OF BLOOMSBURG, COUNTY OF COLUMBIA, COMMONWEALTH OF  
PENNSYLVANIA ON:

WEDNESDAY, NOVEMBER 04, 2020 AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

The land referred to in this Commitment is described as follows: ALL that certain lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a point on the north side of Second Avenue at the southwest corner of Lot No. 797, thence in a northerly direction along said lot 160 feet to a 15-foot alley thence in a westerly direction along said alley 45 feet to corner of Lot No. 798; thence in a southerly direction along west lot 160 feet to Second Avenue, thence in an easterly direction along Second Avenue 45 feet to the place of beginning.

BEING KNOWN AS: 1613 2ND AVENUE, BERWICK, PA 16803

PROPERTY ID NUMBER 04D-08-047-00-000

BEING THE SAME PREMISES WHICH ROBERT D. POLLOCK AND TERRY L. TROLAND, EXECUTORS OF THE ESTATE OF JOSEPH H. POLLOCK, SR. BY DEED DATED 11/25/2002 AND RECORDED 12/17/2002 THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT #200214084 GRANTED AND CONVEYED UNTO ROBERT D. POLLOCK, NOW DECEASED AND WENDY POLLOCK, HIS WIFE.

PROPERTY ADDRESS: 1613 2ND AVENUE, BERWICK, PA 16803

UPI / TAX PARCEL NUMBER 04D-08-047-00-000

Sold and taken into execution to be sold as the property of WENDY POLLOCK, ROBERT POLLOCK in suit of ATLANTICA LLC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or cash (covering bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a need of the property or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representative of the plaintiff.

Attorney for the Plaintiff:  
KAL LAW GROUP PC  
PHILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

*James T Micklow*

Sworn and subscribed to before me  
this 28 day of October 2020.

*Albert Lee Jensen*

(Notary Public)

Commonwealth of Pennsylvania - Notary Seal  
ALBERT LEE JENSEN, Notary Public  
Columbia County  
My Commission Expires June 5, 2024  
Commission Number 1297927

And now, \_\_\_\_\_, 20\_\_\_\_, I  
hereby certify that the advertising and publication charges  
amounting to \$\_\_\_\_\_ for publishing the foregoing  
notice and the fee for this affidavit have been paid in full.

TIM CHAMBERLAIN - COLUM COUNTY SHER  
PO BOX 380  
BLOOMSBURG PA 17815

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy




ATLANTICA LLC  
vs.  
WENDY POLLICK (et al.)

Case Number  
2020CV30

## SHERIFF'S RETURN OF SERVICE

09/22/2020 12:01 PM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1613 2ND AVENUE, BERWICK, PA 18603.

  
MICHAEL TKACH, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

September 22, 2020

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
SARAH JANE KLINGAMAN, NOTARY PUBLIC  
TOWN OF BLOOMSBURG, COLUMBIA COUNTY  
MY COMMISSION EXPIRES OCT. 4, 2020

NOTARY

Affirmed and subscribed to before me this

22ND day of SEPTEMBER, 2020



Plaintiff Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106

(c) CountySuite Sheriff, Teleosoft, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

ATLANTICA LLC  
vs.  
POLLUCK, WENDY (et al.)

Case Number  
2020CV30

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Posting - Sale Bill

**Zone:**

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 11/04/2020 AT 9:00 AM  
SHERIFF'S SALE BILL

**Serve To:**

**Name:** (POSTING)

**Primary Address:** 1613 2ND AVENUE  
BERWICK, PA 18603

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:**

**Relation:** *Posting*

**Date:** *9/22/20*

**Time:** *12:01*

**Deputy:** *6*

**Mileage:**

**Attorney / Originator:**

**Name:** KML LAW GROUP, P.C.

**Phone:** 1-610-662-4798

**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

**Service Attempt Notes:**

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

(POSTING)

2020CV30

1613 2ND AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



ATLANTICA LLC  
vs.  
POLLOCK, WENDY (et al.)

Case Number  
2020CV30

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 34

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/04/2020 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

576-594-5103

### Serve To:

Name: WENDY POLLOCK  
Primary Address: 1173 FERRIS AVE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Dane Watra

Relation: Boy Friend

Date: 7/3/20 Time: 14:24

Deputy: 6 Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

POLLOCK, WENDY

2020CV30

1173 FERRIS AVE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

ATLANTICA LLC  
vs.  
POLLOCK, WENDY (et al.)

Case Number  
2020CV30

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice

**Zone:** 34

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 11/04/2020 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** OCCUPANT  
**Primary Address:** 1613 2ND AVENUE  
BERWICK, PA 18603

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:**

**Relation:**

**Date:** 7/30/22 **Time:** 13:40

**Deputy:** 6 **Mileage:**

**Attorney / Originator:**

**Name:** KML LAW GROUP, P.C.

**Phone:**

**Service Attempts:**

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

OCCUPANT

2020CV30

1613 2ND AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



ATLANTICA LLC  
vs.  
POLLOCK, WENDY (et al.)

Case Number  
2020CV30

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice

**Zone:** 34

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 11/04/2020 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

**Name:** Columbia County Tax Office

**Primary Address:** PO Box 380  
Bloomsburg, PA 17815

**Phone:** 570-389-5649 **DOB:**

**Alternate Address:**

**Phone:**

### Final Service:

**Served:** Personally Adult In Charge · Posted · Other

**Adult In Charge:** Debbie Howard

**Relation:** Clerk

**Date:** 07/30/2020 **Time:** 14:00

**Deputy:** #2 **Mileage:**

### Attorney / Originator:

**Name:** KML LAW GROUP, P.C.

**Phone:**

### Service Attempts:

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

COLUMBIA COUNTY TAX C

2020CV30

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

ATLANTICA LLC  
vs.  
POLLOCK, WENDY (et al.)

Case Number  
2020CV30

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice

**Zone:** 34

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 11/04/2020 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** Domestic Relations Office of Columbia Co

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other

**Primary Address:** 11 WEST MAIN STREET  
2ND FLOOR  
Bloomsburg, PA 17815

**Adult In Charge:** Alyssa Wido

**Phone:** **DOB:**

**Relation:** admin. assist.

**Alternate Address:**

**Date:** 07/30/2023 **Time:** 14:10

**Phone:**

**Deputy:** #2 **Mileage:**

**Attorney / Originator:**

**Name:** KML LAW GROUP, P.C.

**Phone:**

**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

**Service Attempt Notes:**

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

DOMESTIC RELATIONS OF 2020CV30 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180-3183 and Rule 3257

ATLANTICA, LLC  
9990 Richmond Avenue, Suite 400  
Houston, TX 77042

Plaintiff

vs.

WENDY POLLICK  
1613 2nd Avenue  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

NO. 2020-CV-30

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

2020-ED-34

WRIT OF EXECUTION

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

COMMONWEALTH OF PENNSYLVANIA:  
COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property:

PREMISES: 1613 2nd Avenue, Berwick, PA 18603

AMOUNT DUE \$80,909.16

Interest From 07/25/2020  
to the Date of Sheriff's Sale  
at per diem rate of \$11.37

(Costs to be added)

Dated:

7/27/2020

Barbara N. Williams  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy

Stephen J. Hoyer

Prothonotary & Clerk of Sessions



# PRESS ENTERPRISE

3185 Lackawanna Ave  
Bloomsburg, PA 17815

Classifieds: (570) 784-6151  
Toll Free: 888-231-9767 ext 1299  
Fax: (570) 784-6152

Proof of Ad 07/30/20

Account:

Name:  
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**  
Address: **PO BOX 380**  
**BLOOMSBURG, PA 17815**  
Telephone: **(570) 389-5622**

SALE	Ad ID:	1201144
	Description:	POLLOCK, WENDY SHERIFF
	Run Dates:	10/14/20 to 10/28/20
	Class:	2
	Agate Lines:	236
	Blind Box:	

**Total Ad Cost \$1,536.20**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise	10/14/20	10/28/20	3	\$1,536.20

## SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION (MORTGAGE FORECLOSURE)  
NO. 2020CV30

ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA AND TO ME DIRECTED, I WILL EXPOSE THE FOLLOWING DESCRIBED PROPERTY AT PUBLIC SALE AT THE COLUMBIA COUNTY COURTHOUSE IN THE TOWN OF BLOOMSBURG, COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA ON:

WEDNESDAY, NOVEMBER 04, 2020 AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

The land referred to in this Commitment is described as follows: ALL that certain lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point on the north side of Second Avenue at the southwest corner of Lot No. 797; thence in a northerly direction along said lot 160 feet to a 15-foot alley; thence in a westerly direction along said alley 45 feet to corner of Lot No. 799; thence in a southerly direction along said lot 160 feet to Second Avenue; thence in an easterly direction along Second Avenue 45 feet to the place of beginning.

BEING KNOWN AS: 1613 2ND AVENUE, BERWICK, PA 18603

PROPERTY ID NUMBER: 04D-06-047-00,000

BEING THE SAME PREMISES WHICH ROBERT D. POLLOCK AND TERRY L. TROLANI, EXECUTORS OF THE ESTATE OF JOSEPH H. POLLOCK, SR. BY DEED DATED 11/25/2002 AND RECORDED 12/4/2002 THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT #200214084. GRANTED AND CONVEYED UNTO ROBERT D. POLLOCK, NOW DECEASED AND WENDY POLLOCK, HIS WIFE.

PROPERTY ADDRESS: 1613 2ND AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-06-047-00,000

Seized and taken into execution to be sold as the property of WENDY POLLOCK, ROBERT POLLOCK in suit of ATLANTICA LLC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:  
KML LAW GROUP, P.C.  
PHILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



ATLANTICA LLC  
vs.  
POLLOCK, WENDY (et al.)

Case Number  
2020CV30

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/04/2020 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 1613 2ND AVENUE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

(POSTING)

2020CV30

1613 2ND AVENUE, BERWICK, PA 18603

NO EXPIRATION

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

PRESS ENTERPRISE  
Lackawanna Avenue  
Bloomsburg, PA 17815

Date: *July 30<sup>th</sup> 2020*

Re: Sheriff's Sale Advertising Dates

*Atlantica* vs. *Wendy Billick*  
*LLC*  
No. 34 of 2020 E.D. and No. 30 of 2020 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1<sup>st</sup> Week *Oct. 14*

2<sup>nd</sup> Week *Oct. 21*

3<sup>rd</sup> Week *Oct. 28*

SALE DATE: *November 4<sup>th</sup> 2020*

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County

**KML LAW GROUP, P.C.**  
Suite 5000  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

**ATLANTICA, LLC**  
9990 Richmond Avenue, Suite 400  
Houston, TX 77042

Plaintiff  
vs.

**WENDY POLLICK**  
Mortgagor(s) and Record Owner(s)  
1613 2nd Avenue  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2020-CV-30

34 ED 2020

**AFFIDAVIT PURSUANT TO RULE 3129**

ATLANTICA, LLC, Plaintiff in the above action, by counsel, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

1613 2nd Avenue  
Berwick, PA 18603

1. Name and address of Owner(s) or Reputed Owner(s):

WENDY POLLICK  
1173 Ferris Avenue  
Berwick, PA 18603

2. Name and address of Defendant(s) in the judgment:

WENDY POLLICK  
1173 Ferris Avenue  
Berwick, PA 18603

3. Name and last known address of every judgment creditor whose judgment is a record lien on the property to be sold:

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
PO Box 380  
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

PA DEPARTMENT OF REVENUE  
BUREAU OF COMPLIANCE  
P.O. BOX 281230  
HARRISBURG, PA 17128-1230

PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY  
651 Boas Street  
Harrisburg, PA 17121

**KML Law Group, P.C.**

Suite 5000  
 701 Market Street  
 Philadelphia, PA 19106  
 (215) 627-1322  
 Attorney for Plaintiff

**ATLANTICA, LLC**  
 9990 Richmond Avenue, Suite 400  
 Houston, TX 77042

Plaintiff

vs.

**WENDY POLLICK**  
 Mortgagor(s) and Record Owner(s)  
 1613 2nd Avenue  
 Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2020-CV-30

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT.  
 THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION  
 OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.**

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: POLLICK, WENDY  
**WENDY POLLICK**  
 1613 2nd Avenue  
 Berwick, PA 18603

Your house at 1613 2nd Avenue, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on  
**November 4, 2020**, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of  
**\$80,909.16** obtained by ATLANTICA, LLC against you.

**NOTICE OF OWNER'S RIGHTS****YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to ATLANTICA, LLC, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call our office at 215-825-6329 or 1-866-413-2311 or email [homeretention@kmlawgroup.com](mailto:homeretention@kmlawgroup.com) (KML File Number 187375FC). Para informacion en espanol puede comunicarse con Home Retention al 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION

Date: 07/30/2020

Fee: \$5.00

Cert. NO: 38080

POLLICK ROBERT D & WENDY  
739 LASALLE ST  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 20021 -4084  
Location: 1613 SECOND AVE LOT #  
Parcel Id:04D-06 -047-00,000

Assessment: 17,193  
Balances as of 07/30/2020

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Sheriff

Per: dm.

The land referred to in this Commitment is described as follows:

ALL that certain lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the north side of Second Avenue at the southwest corner of Lot No. 797; thence in a northerly direction along said lot 160 feet to a 15-foot alley; thence in a westerly direction along said alley 45 feet to corner of Lot No. 799; thence in a southerly direction along said lot 160 feet to Second Avenue; thence in an easterly direction along Second Avenue 45 feet to the place of beginning.

BEING KNOWN AS: 1613 2ND AVENUE, BERWICK, PA 18603

PROPERTY ID NUMBER: 04D-06-047-00,000

BEING THE SAME PREMISES WHICH ROBERT D. POLLICK AND TERRY L. TROIANI, EXECUTORS OF THE ESTATE OF JOSEPH H. POLLICK, SR. BY DEED DATED 11/25/2002 AND RECORDED 12/4/2002 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT #200214084, GRANTED AND CONVEYED UNTO ROBERT D. POLLICK, NOW DECEASED AND WENDY POLLICK, HIS WIFE, .

04 D- 66 - 047 - 00, 000

BwK Boro

# REAL ESTATE OUTLINE

ED # 2020 ED 34

DATE RECEIVED 7-27-2020  
DOCKET AND INDEX 2020 CV 30

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>  </u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR <u>  </u>	<u>X</u>	CK# <u>944690</u>

**\*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\***

SALE DATE Nov. 4<sup>th</sup> TIME 9:00  
POSTING DATE     
ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	<u>Oct. 14</u>
2 <sup>ND</sup> WEEK	<u>Oct. 21</u>
3 <sup>RD</sup> WEEK	<u>Oct. 28</u>

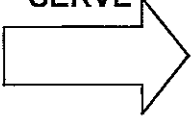
Barbara Hand © KML

P: 215-627-1322

C: 215-627-7734



## COLUMBIA COUNTY SHERIFF'S DEPARTMENT

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ ATLANTICA, LLC		COURT NUMBER 2020-CV-30	
DEFENDANT/S/ WENDY POLLOCK		TYPE OF <u>WRIT</u> OR COMPLAINT NOTICE OF SALE/HANDBILL	
<b>SERVE</b> 	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE WENDY POLLOCK		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 1613 2nd Avenue, Berwick, PA 18603 (Borough of Berwick)		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:  <b>PLEASE POST HANDBILL</b>			
SIGNATURE OF ATTORNEY/ORIGINATOR KML LAW GROUP, P.C. <i>Barbara Hand</i>		TELEPHONE NUMBER (215) 627-1322	DATE July 24, 2020
ADDRESS OF ATTORNEY  KML LAW GROUP, P.C. Suite 5000, 701 Market Street Philadelphia, PA 19106			

**KML LAW GROUP, P.C.**  
Suite 5000  
701 Market Street  
Philadelphia, PA 19106-1532  
(215) 627-1322  
Attorney for Plaintiff

**ATLANTICA, LLC**  
9990 Richmond Avenue, Suite 400  
Houston, TX 77042

Plaintiff

vs.

**WENDY POLLOCK**  
Mortgagor(s) and Record Owner(s)  
1613 2nd Avenue  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2020-CV-30

2020-ED-34

**CERTIFICATION AS TO THE SALE OF REAL PROPERTY**

Plaintiff, by counsel, hereby certifies that it has complied with the provisions of Act 91 of 1983 and/or the real property in question is not subject to the Act.

By:

Nora C. Viggiano  
**KML LAW GROUP, P.C.**

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Rebecca A. Solarz Pa. ID 315936

☒ Nora C. Viggiano Pa. ID 320864

Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

**Attorneys for Plaintiff**

**SHORT DESCRIPTION**

DOCKET # 2020-CV-30

ALL THAT CERTAIN lot of land situate in Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 1613 2nd Avenue, Berwick, PA 18603

SOLD as the property of WENDY POLLICK

TAX PARCEL # 04D-06-047-00,000

ATTORNEY: KML Law Group, P.C.

**KML LAW GROUP, P.C.**

Suite 5000  
701 Market Street  
Philadelphia, PA 19106-1532  
(215) 627-1322  
Attorney for Plaintiff

**ATLANTICA, LLC**

9990 Richmond Avenue, Suite 400  
Houston, TX 77042

Plaintiff

vs.

**WENDY POLLICK**

Mortgagor(s) and Record Owner(s)  
1613 2nd Avenue  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2020-CV-30

2020 - ED - 34

**WAIVER OF WATCHMAN/WAIVER OF INSURANCE**

The undersigned states that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

By: 

**KML LAW GROUP, P.C.**

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Rebecca A. Solarz Pa. ID 315936

☒ Nora C. Viggiano Pa. ID 320864

Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

**Attorneys for Plaintiff**

**KML LAW GROUP, P.C.**

ATTORNEYS AT LAW

SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106  
WWW.KMLLAWGROUP.COM

July 24, 2020

Tami Kline  
Prothonotary of Columbia County  
PO Box 380  
Bloomsburg, PA 17815

RE:  
ATLANTICA, LLC  
vs.  
WENDY POLLICK  
No. 2020-CV-30  
KML File#: 187375FC

2020 JUL 27 AM 10:52

Kindly enter Judgment and issue the Writ of Execution in the above referenced matter. Once the Writ of Execution has been issued, please forward the same to the Sheriff's Office so this property may be listed for sale accordingly.

Please also return a copy of the enclosed pleadings with your time stamp affixed thereto in the stamped, self-addressed envelope enclosed for this purpose.

Should you need anything else to process this request, please contact us and we will provide the same immediately. Thank you for your cooperation in this matter.

**KML LAW GROUP, P.C.,**

**Leigh Quinn**  
Supervisor PA Service/Judgment  
[lquinn@kmlgroup.com](mailto:lquinn@kmlgroup.com)  
Direct: (215) 825-6454  
Main: (215) 627-1322

**KML LAW GROUP, P.C.**

ATTORNEYS AT LAW  
SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106  
WWW.KMLLAWGROUP.COM

Notice to the Court regarding use of a Digital Signature during Pennsylvania's State of Emergency  
March, 2020

As a result of the State of Emergency declared in the Commonwealth of Pennsylvania due to Covid-19, KML Law Group, P.C. has instituted a strict remote work policy under KML's Business Continuity Plan.

As such, given that "blue ink" or "wet" signatures may not always be a readily available option for all of our remote employees, KML is utilizing facsimile signatures or the use of the signature convention of /s/ or other form of digital signatures or a PDF generated signature ("Digital Signature") as to the filing of legal papers or pleadings or both.

The undersigned certifies that all such Digital Signatures are submitted to the Court under and subject to Pa. Rule 1023 and are permitted under Rule 203.4 et seq. Any such Digital Signature was affixed to the legal papers or pleading by the person authorized to do so.

Michael McKeever, Esquire  
PA. ID Number: 56129  
KML Law Group, P.C.  
Suite 5000  
701 Market Street  
Philadelphia, PA 19106  
mmckeever@kmlawgroup.com  
610-662-4798

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2020CV30

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, NOVEMBER 04, 2020**  
**AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

---

The land referred to in this Commitment is described as follows:

ALL that certain lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the north side of Second Avenue at the southwest corner of Lot No. 797; thence in a northerly direction along said lot 160 feet to a 15-foot alley; thence in a westerly direction along said alley 45 feet to corner of Lot No. 799; thence in a southerly direction along said lot 160 feet to Second Avenue; thence in an easterly direction along Second Avenue 45 feet to the place of beginning.

BEING KNOWN AS: 1613 2ND AVENUE, BERWICK, PA 18603

PROPERTY ID NUMBER: 04D-06-047-00,000

BEING THE SAME PREMISES WHICH ROBERT D. POLLOCK AND TERRY L. TROLANI, EXECUTORS OF THE ESTATE OF JOSEPH H. POLLOCK, SR. BY DEED DATED 11/25/2002 AND RECORDED 12/4/2002 THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT #200214084. GRANTED AND CONVEYED UNTO ROBERT D. POLLOCK, NOW DECEASED AND WENDY POLLOCK, HIS WIFE,.

PROPERTY ADDRESS: 1613 2ND AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-06-047-00,000

Seized and taken into execution to be sold as the property of WENDY POLLOCK, ROBERT POLLOCK in suit of ATLANTICA LLC.

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**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:  
KML LAW GROUP, P.C.  
PHILADELPHIA, PA

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

**IN THE SUPREME COURT OF PENNSYLVANIA  
WESTERN DISTRICT**

IN RE: GENERAL STATEWIDE	: No. 531 Judicial Administration Docket
JUDICIAL EMERGENCY	:
	:

**ORDER**

**PER CURIAM**

**AND NOW**, this 16th day of March, 2020, pursuant to Rule of Judicial Administration 1952(A), this Court DECLARES a general, statewide judicial emergency until April 14, 2020, on account of COVID-19. The Court deems it necessary for the Pennsylvania Judiciary to consider -- on a district-by-district basis -- the appropriate measures to be taken to safeguard the health and safety of court personnel, court users, and members of the public.

1. Accordingly, President Judges are AUTHORIZED to declare judicial emergencies in their judicial districts through April 14, 2020, or for part of that period, should they deem it appropriate for the protection of the health and safety of court personnel, court users, and others. Local declarations shall be transmitted to the State Court Administrator on a form substantially similar to the attached. The declarations shall become effective immediately upon the State Court Administrator's transmittal to the Supreme Court Prothonotary and upon sufficient publication arranged by the President Judge. To constitute sufficient publication, the President Judge shall ensure that the declaration is:



- A. Posted on the entry doors of the county courthouse of the judicial district and of all magisterial district courts within the judicial district;
- B. Posted on the judicial district's website; and
- C. Transmitted via e-mail to the local county bar association or associations, with the request that such associations promptly forward the notice to all members.

2. Upon the declaration of a judicial emergency in a particular judicial district, the President Judge SHALL HAVE THE AUTHORITY:

- A. To suspend time calculations for the purposes of time computation relevant to court cases or other judicial business, as well as time deadlines, subject to constitutional restrictions;
- B. To authorize additional uses of advanced communication technology to conduct court proceedings, subject to constitutional restrictions; and
- C. To take any action permitted pursuant to Rule of Judicial Administration 1952(B)(2).

3. With reference to paragraph 2(A), the President Judge specifically SHALL HAVE THE AUTHORITY to suspend the operation of Rule of Criminal Procedure 600 within a judicial district. Such suspension shall be immediately effective if a statement of intention to implement a suspension is included in the declaration of a local judicial emergency. The purport of the suspension will be that the time period of the local judicial emergency (or a shorter time period if specified) shall be excluded from the time

computation under Rule of Criminal Procedure 600(C). Nothing in this Order or its local implementation shall affect a criminal defendant's right to a speedy trial under the United States and Pennsylvania Constitutions, albeit that the circumstances giving rise to this Order and the suspension may be relevant to the constitutional analysis.

4. Within 24 hours of taking any action as authorized in Paragraph 2 of this order, the President Judge shall, to the extent practicable, provide notice of the action in the manner specified in Paragraph 1(A)-(C) of this order.

5. President Judges in judicial districts operating under a declaration of judicial emergency are to comply with the obligations under Rule of Judicial Administration 1952(B)(3), (B)(5), and any other pertinent provision, where implicated.

6. President Judges in judicial districts operating under a declaration of judicial emergency shall arrange for the provision of essential judicial services, including, by way of example, arraignments and bail establishment hearings, protection from abuse act proceedings, where absent such proceedings there would be a threat of domestic violence, and/or injunction proceedings, where absent such proceedings there would be the threat of irreparable harm.

7. To the extent a President Judge seeks the temporary suspension or modification of statewide court rules as applied to any case or cases in the judicial district, beyond that already permitted under this order, see Pa.R.J.A. 1952(B)(2)(m), the President Judge is to submit an application to such effect to the Supreme Court Prothonotary, with submissions being directed to the district office of the Prothonotary applicable to the President Judge's judicial district. Such applications shall specifically identify the rule or rules at issue and provide justification for the request. To the extent

practicable under the circumstances, notice of the request for suspension or modification of statewide court rules shall be provided in accordance with Paragraph 1(A)-(C) of this order, as well as Rule of Judicial Administration 1952(C)(5).

8. In judicial districts that operate under a declaration of judicial emergency, the President Judge shall provide notice in accordance with Paragraph 1(A)-(C), and to the State Court Administrator, when normal court operations are resumed. This notification shall be provided within 24 hours of the resumption of normal court operations.

IN THE SUPREME COURT OF PENNSYLVANIA  
XXXXXX DISTRICT

IN RE: \_\_\_\_ JUDICIAL DISTRICT -- : No. \_\_\_\_ M 2020  
DECLARATION OF JUDICIAL :  
EMERGENCY :

**DECLARATION**

Per the Supreme Court's Order dated March 16, 2020, I declare a judicial emergency in the \_\_\_\_ Judicial District for the following period: \_\_\_\_\_ to \_\_\_\_\_.

[OPTIONAL: The operation of Rule of Criminal Procedure 600 shall be suspended in the \_\_\_\_ Judicial District during the period of the local judicial emergency (or for a shorter period if specified)].

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_

## Document Receipt

Trans #	17834	Carrier / service:	USPS Server	First-Class Mail®	7/30/2020 12:00:00 AM
Ship to:					
MERS					
P.O. BOX 20261			Tracking #:	71901140006000173527	
4318 MILLER ROAD			Doc Ref #:	2020ED34	
			Postage	5.6000	
FLINT	MI	48501			

## Document Receipt

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Ship to:					
MERS					
3300 SW 34TH STREET					
SUITE 101					
OCALA FL 34474					
			Tracking #:	71901140006000173510	
			Doc Ref #:	2020ED34	
			Postage	5.6000	

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Ship to:					
CITIBANK N.A.		C/O TRENTON A. FARMER ESQ.			
1060 ANDREW DRIVE SUITE 170		Tracking #:	71901140006000173503		
		Doc Ref #:	2020ED34		
		Postage	5.6000		
WEST CHESTER PA 19380					

## Document Receipt

Trans #	17831	Carrier / service:	USPS Server	First-Class Mail®	7/30/2020 12:00:00 AM
Ship to:					
CITIBANK N.A.					
701 EAST 60TH STREET					
NORTH					
Tracking # 71901140006000173497					
Doc Ref #: 2020ED34					
Postage 5.6000					
SIoux FALLS	SD	57117			



## Document Receipt

Trans #	17830	Carrier / service:	USPS Server	First-Class Mail®	7/30/2020 12:00:00 AM
Ship to:					
PENNSYLVANIA DEPT OF LABOR & INDUSTRY					
651 BOAS STREET					
HARRISBURG PA 17121					
			Tracking #:	71901140006000173480	
			Doc Ref #:	2020ED34	
			Postage	5.6000	

## Document Receipt

Trans #	17829	Carrier / service:	USPS Server	First-Class Mail®	7/30/2020 12:00:00 AM
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Ship to:

COMMONWEALTH OF PENNSYLVANIA	DEPARTMENT OF PUBLIC WELFARE
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BUREAU OF CHILD SUPPORT  
ENFORCEMENT

P.O. BOX 2675

ATTN: DAN RICHARD

HARRISBURG PA 17105

Tracking #: 71901140006000173473

Doc Ref #: 2020ED34

Postage 5.6000

## Document Receipt

Trans #	17828	Carrier / service:	USPS Server	First-Class Mail®	7/30/2020 12:00:00 AM
Ship to:					
PHILADELPHIA DISTRICT OFFICE		US SMALL BUSINESS ADMINISTRATION			
1150 FIRST AVENUE		Tracking #:	71901140006000173466		
SUITE 1001		Doc Ref #:	2020ED34		
		Postage	5.6000		
KING OF PRUSSIA	PA 19406				

## Document Receipt

Trans #	17827	Carrier / service:	USPS Server	First-Class Mail®	7/30/2020 12:00:00 AM
Ship to:					
OFFICE OF F.A.I.R.		DEPARTMENT OF PUBLIC			
PO BOX 8016		WELFARE			
			Tracking #:	71901140006000173459	
			Doc Ref #:	2020ED34	
			Postage	5.6000	
HARRISBURG	PA	17105			

## Document Receipt

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Ship to:					
DEPARTMENT OF REVENUE		COMMONWEALTH OF PA			
DEPARTMENT 281230		Tracking #:	71901140006000173442		
		Doc Ref #:	2020ED34		
		Postage	5.6000		
HARRISBURG	PA	17128			

## Document Receipt

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Ship to:					
COMMONWEALT OF PA		DEPT OF WELFARE			
PO BOX 2675		Tracking #: 71901140006000173435			
		Doc Ref #: 2020ED34			
		Postage 5.6000			
HARRISBURG	PA	17105			

Columbia County  
Columbia County Sheriff  
35 West Main Street  
PO Box 380  
Bloomsburg PA 17815



71901140006000173466

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
1150 FIRST AVENUE  
SUITE 1001  
KING OF PRUSSIA PA 19406

Columbia County  
Columbia County Sheriff  
35 West Main Street  
PO Box 380  
Bloomsburg PA 17815



71901140006000173510

MERS  
3300 SW 34TH STREET  
SUITE 101  
OCALA FL 34474

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Columbia County  
Columbia County Sheriff  
35 West Main Street  
PO Box 380  
Bloomsburg PA 17815



71901140006000173527

MERS  
P.O. BOX 20261  
4318 MILLER ROAD  
FLINT MI 48501

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Columbia County  
Columbia County Sheriff  
35 West Main Street  
PO Box 380  
Bloomsburg PA 17815



71901140006000173534

DBA POPULAR FINANCIAL SERVICES  
EQUITY ONE INC  
301 LIPPINCOTT DRIVE  
301 LIPPINCOTT DRIVE  
MARLTON NJ 08053

944690

**KML LAW GROUP, P.C.**

SUITE 5000  
701 MARKET ST. PHILADELPHIA, PA 19106  
(215) 627-1322 info@kmlawgroup.com

**FIRST TRUST**  
**BANK**  
800.220.BANK / firsttrust.com  
3-7380/2360

PAY TO THE  
ORDER OF

Sheriff of Columbia County

One Thousand Three Hundred And Fifty And 00 / 100

Sheriff's Office PO Box 380  
Bloomsburg, PA 17815

MEMO

POLLOCK, 187375PC

⑈00944690⑈ ⑆23607380⑆⑈B0000082795⑈

July 24, 2020

\$

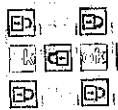
1350.00

DOLLARS

MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS



Security features. Details on back.



*[Signature]*  
AUTHORIZED SIGNATURE